



FOR OFFICE USE ONLY  
CASE NO. \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

## REZONING APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS

If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission or City Council. The following items must be submitted by an established filing deadline date for consideration:

- \_\_\_\_\_ Application completed in full.
- \_\_\_\_\_ \$250.00 application fee.
- \_\_\_\_\_ Two (2) copies of a fully dimensioned map on 24" x 36" paper showing:
  - a. Land affected;
  - b. Legal description of area of proposed change;
  - c. Present zoning;
  - d. Zoning classification of all abutting land; and
  - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- \_\_\_\_\_ Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- \_\_\_\_\_ The attached Rezoning Supporting Information sheet completed in full.

### APPLICATION DATA

#### APPLICANT'S INFORMATION:

Name RANDALL D. KLEIN JR, TRUSTEE OR ASSIGNS  
Street Address P. O. BOX 7227 City HOUSTON  
State TX Zip Code 77248 E-Mail Address RKLEIN1710@AOL.COM  
Phone Number (713) 829-3808 Fax Number \_\_\_\_\_

#### PROPERTY OWNER'S INFORMATION:

Name BILL AND FRANCIS COOLEY  
Street Address 503 GLADE City COLLEGE STATION  
State TX Zip Code 77840 E-Mail Address \_\_\_\_\_  
Phone Number (979) 696-5142 Fax Number \_\_\_\_\_

This property was conveyed to owner by deed dated 1992 and recorded in Volume 1537, Page 075 of the Brazos County Deed Records.

General Location of Property: CORNER OF TAUBER AND CROSS

Address of Property: 403-405 TAUBER

Legal Description: LOT 14, BLOCK 4, W.C. BOYETT ESTATE PARTITION

Total Acreage: 5749.5 SQ. FT.

Existing Zoning: NG-3 Requested Zoning: NG-1

Present Use of Property: MULTI-FAMILY RESIDENTIAL

Proposed Use of Property: MULTI-FAMILY RESIDENTIAL/ COMMERCIAL

## REZONING SUPPORTING INFORMATION

1.) List the changed or changing conditions in the area or in the City which make this zone change necessary.

THE REDEVELOPMENT OF NORTHGATE HAS BEEN A PRIMARY GOAL FOR THE COLLEGE STATION CITY COUNCIL AND THE CITY OF COLLEGE STATION FOR SEVERAL YEARS. DURING ITS 2002 STRATEGIC PLANNING RETREAT, THE CITY COUNCIL RANKED REVITALIZATION AND REDEVELOPMENT OF DECLINING AREAS AS AN IDENTIFIED STRATEGY FOR PLANNING AND DEVELOPMENT. THIS ZONE CHANGE WILL ALLOW FOR A SIGNIFICANT REDEVELOPMENT PROJECT TO TAKE PLACE IN THE CORE AREA OF NORTHGATE.

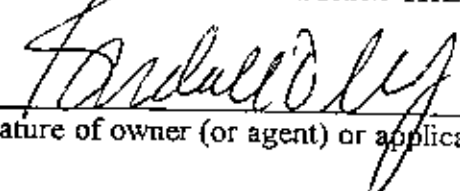
2.) Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

THE REQUESTED ZONE CHANGE IS IN ACCORDANCE WITH THE COMPLIANCE PLAN. THE COMPREHENSIVE PLAN CALLS FOR REDEVELOPMENT FOR THE NORTHGATE AREA AND SPECIFICALLY STATES THAT "MIXED USE REDEVELOPMENT AREAS ARE PROJECTED FOR AREAS CLOSE TO THE UNIVERSITY, SUCH AS NORTHGATE." THIS ZONING REQUEST WILL ALLOW FOR A MIXED USE DEVELOPMENT TO TAKE PLACE IN NORTHGATE.

List any other reasons to support this zone change.

THIS ZONE CHANGE WILL ALLOW MORE STUDENTS TO RESIDE CLOSER TO TEXAS A & M UNIVERSITY, THUS CUTTING DOWN ON VEHICULAR TRAFFIC TO THE UNIVERSITY AND EVEN POTENTIALLY REDUCING THE NUMBER OF STUDENTS LIVING IN SINGLE-FAMILY NEIGHBORHOODS. THE ZONE CHANGE WILL ALSO INCREASE THE NUMBER OF RESIDENTS AND VISITORS TO THE AREA, WHICH WILL HELP AREA BUSINESSES AND PUBLIC PARKING FACILITIES.

*The applicant has prepared this application and supporting information and certifies that the facts stated herein and exhibits attached hereto are true and correct. IF APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, APPLICATION MUST BE ACCOMPANIED BY A POWER OF ATTORNEY STATEMENT FROM THE OWNER.*

  
Signature of owner (or agent) or applicant

6-20-02  
Date